Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	6/63 Farnham Street, Flemington Vic 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $850,000 & $900,000

Median sale price

Median price $423,500 Property Type Unit Suburb Flemington

Period - From 01/10/2024 to 30/09/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1 Arena Cl FLEMINGTON 3031	$865,000	30/09/2025
2	39-41 Merino Mews KENSINGTON 3031	$848,000	23/09/2025
3	66 Madura St TRAVANCORE 3032	$910,000	13/05/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 07/10/2025 11:01

6/63 Farnham Street, Flemington Vic 3031

JellisCraig

David Sanguinedo
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2 1 1

Property Type: Townhouse
Land Size: 105 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median Unit Price
Year ending September 2025: $423,500

Comparable Properties



1 Arena Cl FLEMINGTON 3031 (REI)

2 1 1

Price: $865,000
Method: Private Sale
Date: 30/09/2025
Property Type: House
Land Size: 120 sqm approx

Agent Comments



39-41 Merino Mews KENSINGTON 3031 (REI)

2 1 1

Price: $848,000
Method: Private Sale
Date: 23/09/2025
Property Type: Townhouse (Single)

Agent Comments



66 Madura St TRAVANCORE 3032 (REI/VG)

2 1 1

Price: $910,000
Method: Private Sale
Date: 13/05/2025
Property Type: House (Res)
Land Size: 374 sqm approx

Agent Comments

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